



City of Coral Gables
Preliminary Zoning Observation Report #3

DATE OF REVIEW: 3/9/21
PROPERTY ADDRESS: 5125 ORDUNA DR.
FOLIO: 03-4119-004-0020
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 11/23/20
PERMIT NO.: **AB-20-11-5960**
SCOPE OF WORK: ONE STORY ADDITION, COVERED TERRACE, WOOD DECK, & COVERED ENTRY.

**ZONING OBSERVATIONS REQUIRING CITY ARCHITECT OR BOARD OF ARCHITECTS SPECIFIC
APPROVAL AS PER THE ZONING CODE**

1. BOA REVIEW REQUEST, NEW GARAGE DOOR LOCATION, ARTICLE 4, SECTION 4-101, D., #12.

Z-CODE SECTION:

- Garage doors and carports. To be compatible with neighborhood character, the Board of Architects shall approve the location of garage doors and carports. When located on a corner lot, the garage and carport shall be accessed from a side street when appropriate for neighborhood compatibility. If the garage is turned or angled; the garage may be set forward of the front façade providing that the side facing the street contains windows, pedestrian entryways, or other features that mimic the living portion of the house. The Board of Architects shall direct design of garage door location. Carports may be enclosed using shutters or screening as approved by the Board of Architects.

2. BOA REVIEW REQUEST, CIRCULAR DRIVEWAY, ARTICLE 4, SECTION 4-101, D., #13.

Z-CODE SECTION:

- Driveways. Driveways and associated curb-cuts shall only be permitted when providing access to a garage, carport or porte-cochere. Building sites less than one-hundred (100) feet of street frontage shall be limited to one (1) curb-cut. To accommodate street trees and minimal sidewalk disruption, driveways and curb-cuts shall not exceed eleven (11) feet in width within the public right-of-way. Where an alley or side street is present, curb-cuts or driveways with access provided from the front property line shall be reviewed by the Board of Architects.

-RELATED ZONING COMMENT:

1. PAGE SP.02 ON THE FINAL PLAN SUBMITTAL, PROVIDE THAT THE DRIVEWAY SECOND ENTRY AND THE APPROACH ARE BOTH 11 FEET WIDE (NOTE, THAT THE DRIVEWAY IS WIDER THAN THE APPROACH).

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GENERAL OBSERVATIONS

1. PAGE SP.02 ON THE FINAL PLAN SUBMITTAL, PROVIDE THAT THE DRIVEWAY SECOND ENTRY AND THE APPROACH ARE BOTH 11 FEET WIDE (SEE PLANS FOR CLARIFICATION). ARTICLE 4, SECTION 4-101, D., #13.
2. PAGE SP.02 ON THE FINAL PLAN SUBMITTAL, PROVIDE THE HEIGHT OF THE EXISTING CBS WALL EAST SIDE (MIN. HEIGHT REQUIRED IS 4 FEET). ARTICLE 5, SECTION 5-108.
3. PAGE A2.01 ON THE FINAL PLAN SUBMITTAL, PROVIDE THE OVERALL BUILDING HEIGHT FROM THE ESTABLISHED GRADE.

APPLICANT: PLEASE CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE TIME THE FINAL SUBMITTAL IS PROVIDED.

REVIEWED BY: STEVEN RODRIGUEZ
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